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CITY OF SANTA BARBARA
PLANNING DIVISION

December 5, 2007

BY HAND DELIVERY

City Clerk
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

SUBJECT: 517 Chapala Street (MST2005-00088) – Appeal of Historic Landmarks
Commission Decision

To the City Clerk:

The undersigned, as agent for the applicant H&R Investments ("Applicant"), hereby appeals the November 28, 2007 decision of the Santa Barbara Historic Landmarks Commission (HLC) deny the application for preliminary review approval for a mixed use project located at 517 Chapala Street. The basis for our appeal is as follows:

1. The HLC stated its intent to impose revisions to the project that would be inconsistent with the Planning Commission's July 13, 2006 approval of the project, and which were unacceptable to the Applicant.
2. The evidence in the record does not support the findings the HLC made in denying the project, including finding that claims the project is "inconsistent" with the Chapala Street Guidelines, the Urban Design Guidelines, and the Neighborhood Preservation Ordinance.

Further details concerning this appeal, including a detailed history of the project's discretionary process including Planning Commission and HLC review, will be provided prior to the scheduled appeal hearing.

Sincerely,

Lisa Plowman
Planning Manager